019.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,666,500	/	1,666,500
USE VALUE:	1,666,500	/	1,666,500
ASSESSED:	1,666,500	/	1,666,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		SHERATON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAVALVALA NERGIS
Owner 2:	KHAN AIDA
Owner 3:	
Street 1:	19 SHERATON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O BRIEN JOAN F -
Owner 2:	-
Street 1:	19 SHERATON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,148 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1950, having primarily Asbestos Exterior and 3352 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16148.000	667,100		999,400	1,666,500
Total Card	0.371	667,100		999,400	1,666,500
Total Parcel	0.371	667,100		999,400	1,666,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.11 | /Parcel: 497.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	13648
GIS Ref	
GIS Ref	
Insp Date	12/01/17

!1612!

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	667,700	0	16,148.	999,400	1,667,100	1,667,100	Year End Roll	12/18/2019
2019	101	FV	521,400	0	16,148.	1,094,400	1,615,800	1,615,800	Year End Roll	1/3/2019
2018	101	FV	521,400	0	16,148.	696,400	1,217,800	1,217,800	Year End Roll	12/20/2017
2017	101	FV	521,400	0	16,148.	636,700	1,158,100	1,158,100	Year End Roll	1/3/2017
2016	101	FV	521,400	0	16,148.	517,300	1,038,700	1,038,700	Year End	1/4/2016
2015	101	FV	387,900	0	16,148.	517,300	905,200	905,200	Year End Roll	12/11/2014
2014	101	FV	34,300	0	16,148.	471,600	505,900	505,900	Year End Roll	12/16/2013
2013	101	FV	228,700	0	16,148.	448,700	677,400	677,400		12/13/2012

PRINT

Date	Time
12/10/20	17:11:21

LAST REV

Date	Time
10/24/19	15:24:15
apro	
1612	

USER DEFINED

Prior Id # 1:	13648
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O BRIEN JOAN F,	1391-83		10/19/2010		766,000	No	No		
ARMSTRONG GRACE	1073-64		9/4/1990		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2013	1396	Manual	2,800	C				
3/11/2013	317	Addition	240,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	TTL REFUSAL	BS	Barbara S
4/28/2014	Measured	PC	PHIL C
6/14/2013	Meas/Inspect	JBS	JOHN S
5/24/2013	Info Fm Prmt	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16148		Sq. Ft.	Site		0	85.	0.73	2			Water F	30					999,399						999,400	

Total AC/HA: 0.37071 | Total SF/SM: 16148 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 999,399 | Spl Credit | Total: 999,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Natural and Beige		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	2013
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01206899
Const Adj.:	0.94990498
Adj $ / SQ:	120.171
Other Features:	123425
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671123
Depreciation:	4027
Depreciated Total:	667096

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

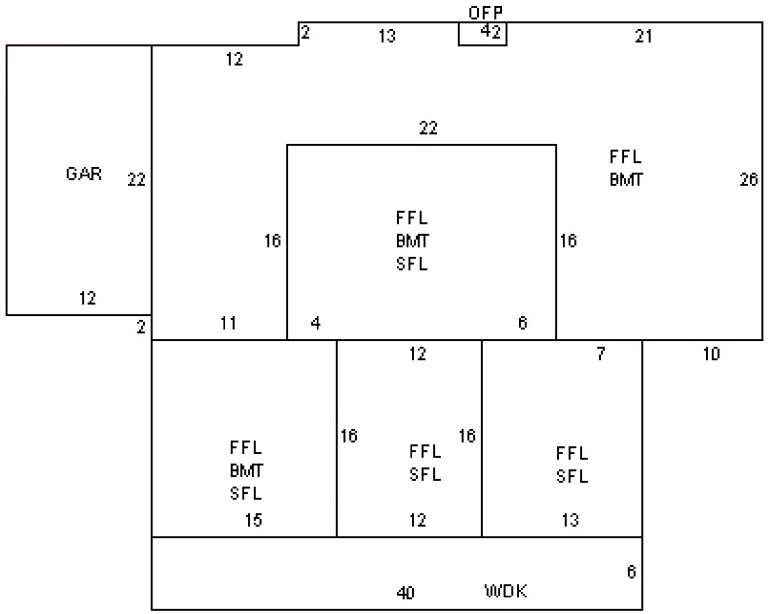
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	145.41
Special Features:	0	Val/Su Net:	135.59
Final Total:	667100	Val/Su SzAd	230.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,908	120.170	229,287
BMT	Basement	1,508	49.030	73,937
SFL	Second Floor	992	120.170	119,210
GAR	Garage	264	23.240	6,136
WDK	Deck	240	9.660	2,318
OFP	Open Porch	8	41.800	334

Net Sketched Area:	4,920			Total:	431,222
Size Ad	2900	Gross Are	4920	FinArea	3352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	